

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

Mr. Cusick read the following:

ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND PLACED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING OF THE BOROUGH OF KEANSBURG..

Mr. Cusick asked all to rise and recite:

Salute to the Flag

Mr. Cusick took:

Roll Call

Mr. Foley	Mr. DePompa	Mr. Boden	Mr. Cocuzza	Mr. Hoff
✓	Excused	✓	✓	✓

Meeting Minutes:

Meeting Minutes December 12, 2012

Mr. Cusick asked for a roll call vote to accept the minutes and place same on file:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley		✓	✓			
Mr. DePompa					✓	
Mr. Boden	✓		✓			
Mr. Cocuzza			✓			
Mr. Hoff			✓			

Councilman DePompa arrived at the meeting at this time.

Ordinances:

Second Reading:

ORDINANCE #1532 – Boarding and Rooming House Ordinance Revision

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER IV (GENERAL LICENSING AND BUSINESS REGULATIONS) OF THE REVISED GENERAL ORDINANCES.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

ORDINANCE #1533 – Floodplain Management Fees

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXII (DEVELOPMENT REGULATIONS) SECTION 3.14 (ADMINISTRATION; FEES) OF THE REVISED GENERAL ORDINANCE OF THE BOROUGH OF KEANSBURG

Mr. Cusick asked for a roll call vote to open the meeting for Ordinances #1532 and #1533:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa					✓	
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

IN REFERENCE TO ORDINANCE #1532

Mary Foley
36 Manning Place

Voiced a concern over giving jurisdiction to the State and not keeping jurisdiction and losing local control on enforcement.

IN REFERENCE TO ORDINANCE #1533

NO MEMBER OF THE PUBLIC SPOKE REGARDING ORDINANCE #1533

Mr. Cusick asked for a roll call vote to close the meeting for Ordinances #1532 and #1533:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden	✓		✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff			✓			

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013
Meeting Minutes

Mr. Cusick asked for a roll call vote for adoption of Ordinance #1532:

DEFEATED (see vote and note below)

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley				✓		
Mr. DePompa			✓			
Mr. Boden				✓		
Mr. Cocuzza	✓			✓		
Mr. Hoff		✓	✓			

Mr. Cusick stated that Ordinance #1532 was DEFEATED.

Mr. Cusick asked for a roll call vote for adoption of Ordinance #1533:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013
Meeting Minutes

Resolutions:

RESOLUTION # 13-008 Payment of Bills (1.30.13) **CORRECTED**

CORRECTED

*Original Bill List contained a duplicated set of bills and did not reflect FEMA expenses.
This version corrected the duplicated addition
(math error only, payment of effected bills were not duplicated)
and contains the FEMA related expenses.*

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

BE IT FURTHER RESOLVED that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law:

	<u>Original</u>	<u>Corrected</u>		<u>Difference</u>
Capital	\$113,544.76	\$113,544.76	↔	0
Current	1,898,631.61	2,746,829.59	↑	\$848,197.98
Dog Trust	4.20	4.20	↔	0
Local Law Enforcement Trust	3,052.83	3,052.83	↔	0
Trust	22,809.22	19,477.42	↓	\$3,331.80
Water & Sewer	441,352.17	424,006.52	↓	\$17345.65
Total:	<u>\$2,479,394.79</u>	<u>\$3,306,915.32</u>	↑	<u>\$868,875.43</u>

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013
Meeting Minutes

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley		✓	✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza	✓		✓			
Mr. Hoff			✓			

RESOLUTION # 13-009 Cancellations of Taxes (Demolition B39 L15)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that by direction of the Tax Collector the following tax amount be canceled:

BLOCK	LOT	AMOUNT	REASON
39	15	\$ 1,207.79	House Demolished

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley		✓	✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza	✓		✓			
Mr. Hoff			✓			

Mr. Cusick stated that an application has been received by the Borough for a liquor license transfer (person-to-person) for Bar One, Inc. to Keansburg Liquors.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

Mr. Cusick asked for a roll call vote to the open the meeting for public hearing on said liquor license transfer:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

Mr. Cusick stated there have been no written objections received by the Clerk’s Office.

NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley		✓	✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza	✓		✓			
Mr. Hoff			✓			

RESOLUTION # 13-010 Person to Person Liquor License Transfer (Keansburg Discount Liquor)

WHEREAS, an application has been received by the Mayor and Council of the Borough of Keansburg from Keansburg Liquor, Inc. 304 Main Street, Keansburg, New Jersey, 07734, trading as “Keansburg Discount Liquor” for a Person-to-Person transfer of Liquor License Plenary Retail Consumption License No. 1321-33-025-007 from Bar 1 Inc., located at 304 Main Street, Keansburg, New Jersey; and

WHEREAS, the application form for said transfer is in proper form, and the proper certified check has been received by the Borough Clerk; and

WHEREAS, publication of the transfer has been made in “The Asbury Park Press” on December 8 and December 15, 2011; and

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

WHEREAS, the applicant has disclosed and the Mayor and Council have reviewed the source of all funds used in the purchase of the license and the licenses business and all additional financing obtained in connection with the licensed business; and

WHEREAS, the Mayor and Council has received a written statement, under oath signed by an authorized representative of both the transferor and transferee affirming that the transferee is aware of all obligations outstanding to New Jersey Alcoholic Beverage Manufacturers, Wholesalers and Distributors, and that either the transferee has assumed any such obligations or the obligations have been or will be satisfied by the transferor out of the proceeds of the sale of the licenses business; and

WHEREAS, a public hearing was conducted by the Borough Council on January 30, 2013 and there were no objections stated at that time or filed with the Municipal Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the application of Keansburg Liquor, Inc., 304 Main Street, Keansburg, New Jersey, to transfer a Plenary Retail Consumption License No. 1321-33-025-007 from person-to-person, being Bar 1, Inc. 304 Main Street, Keansburg, New Jersey, 07734 be and it is hereby approved.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley		✓	✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza	✓		✓			
Mr. Hoff			✓			

RESOLUTION # 13-011 Emergency Purchase (Water/Sewer 1/12/13)

RESOLUTION – EMERGENCY PURCHASE – A.C.Schultes – EMERGENCY REPAIR OF Equipment: Drive Gear, Impeller bearing and Shaft bearing for clarification tank – LOCATED AT the water treatment plant WITHIN THE BOROUGH OF KEANSBURG – NOT TO EXCEED \$22,000.00

Whereas, NJSA 40A:11-6 provides that a purchase, contract or agreement may be made, negotiated or awarded without public advertising for bids and bidding therefore, notwithstanding that the cost of contract price will exceed the amount set in the prevailing bidding threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of performance of services, provided:

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

A written requisition for the performance of such work or labor, or the furnishing of materials, supplies or services is filed with the contracting agent or his deputy in charge describing the nature of the emergency, the time of its occurrence and the need for invoking this section, certified by the officer or director in charge of the department wherein the emergency occurred, or such other officer or employee as may be authorized to act in the place of said officer or director, and the contracting agent or his deputy in charge, being satisfied that the emergency exists, is hereby authorized to award a contract for said work or labor, materials, supplies or services; and

Whereas, an emergency situation meeting the criteria set forth above resulting from equipment failure creating the need to replace a drive gear, impeller bearing and shaft bearing used in the clarification tank at the water treatment plant , which could have lead to leaving no other water service the residents of Keansburg.

Whereas, an emergency purchase was made by the Water and Sewer Department for services from:

**A.C. Schultes,
in the amount not to exceed \$22,000.00.**

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of

NOT TO EXCEED \$22,000.00 to A. C. Schultes

for the emergency purchase described herein in accordance with NJSA 40A:11-6

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

RESOLUTION # 13-012 Appointment of Redeveloper (Arisa Harvestate)

**RESOLUTION CONDITIONALLY DESIGNATING
ARISA/HARVESTATE AT KEANSBURG, LLC AS THE
REDEVELOPER OF BLOCK 184 LOTS 1-3 PURSUANT
TO THE BEACHWAY AVENUE REDEVELOPMENT PLAN**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6.a, the Mayor and Borough Council of the Borough of Keansburg (“Governing Body”), upon the recommendation of the Planning Board, determined, by Resolution #171-A dated July 27, 2005 that the Borough of Keansburg be designated as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Governing Body approved the Beachway Avenue Waterfront Redevelopment Plan for the Beachway Avenue Waterfront Redevelopment Area (including Lots 1-3 of Block 184) by Ordinance adopted February 22, 2006 (the “Redevelopment Plan”); and

WHEREAS, since the time of adoption of the Redevelopment Plan, work was commenced on the construction of a residential project, pursuant to site plan approvals granted by the Planning Board of Adjustment on November 18, 2002, and without a redevelopment agreement having been executed with the Borough, however, that Project has been abandoned;

WHEREAS, Arisa/Harvestate at Keansburg, LLC (the "Redeveloper") has submitted a proposal to enter into a redevelopment agreement with the Borough to construct residential development on Block 184 Lots 1-3, with the understanding that the development of Lot 3 would be conditioned on the modification and limitations of the Green Acres and Tidelands restrictions that presently impact the Lot, and the developer obtaining an interest in Lot 1; and

WHEREAS, the Redeveloper, a single purpose entity focused on the proposed project on Block 184, Lots 1-3, is to be owned by Arisa Realty, Harvestate, LLC and Danitom Development Inc.,

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

each of whom has considerable development expertise, as well as financial capability to undertake the proposed project, as evidenced in the submission provided to the Borough; and

WHEREAS, the Redeveloper's proposal contemplates primarily residential development on the project site, along with replacement of public parking in the form of surface parking in an alternative location on Lot 3 and therefore the proposal contemplates amendment of the Redevelopment Plan to eliminate commercial development from the project, but it is generally consistent with the objectives and requirements set forth in the Redevelopment Plan.

WHEREAS, the Redeveloper was conditionally designated for six (6) months by Resolution dated August 22, 2012; and

WHEREAS, that Resolution designating the Redeveloper also provided for extension of this designation upon satisfactory demonstration to the Borough that substantive progress has occurred in the negotiation of a redevelopment agreement; and

WHEREAS, the Mayor and Council, upon consideration, are satisfied that meaningful progress has been made with regard to negotiating the redevelopment agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that:

1. The Redeveloper is conditionally re-designated as the redeveloper of Block 184, Lots 1-3, as that area is defined in the Beachway Avenue Waterfront Redevelopment Plan.
2. This designation is conditioned on the Borough and the Redeveloper successfully negotiating a redevelopment agreement within 365 days of conditional designation and upon the above-referenced minor modification of the Redevelopment Plan, and the Borough obtaining modification and limitation of the Green Acres and Tideland restrictions on Lot 3, and the Redeveloper obtaining an interest in Lot 1.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

3. This designation may be extended upon satisfactory demonstration to the Borough that substantive progress has occurred in the negotiation of a redevelopment agreement. Such extension shall require the approval of the Borough Council. Otherwise, the conditional designation shall terminate.

4. The Redeveloper shall be required to pay all applicable Borough fees and costs associated with the preparation of the Redevelopment Agreement, in accordance with the Redevelopment Plan. Any such payments required to be paid to the Borough shall be specified in an interim cost sharing agreement effective during the period prior to the Redevelopment Agreement, and in the Redevelopment Agreement.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013
Meeting Minutes

RESOLUTION # 13-013A Award of Bid – Chemicals-Hydrated Lime

WHEREAS, the Borough of Keansburg advertised and received bids for Supply and Delivery of Hydrated Lime, Dry Polymer and Chlorine for the Keansburg Water and Sewer Department on Wednesday, February 23, 2012; and

WHEREAS, three (3) bids was received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received for **HYDRATED LIME**:

Bidder	Qty	Unit	Unit Price	Total Price
George S. Coyne Chemical Co	146	TONS	378.9899	55,332.53
JCI Jones Chemicals Inc	146	TONS	NO BID	NO BID
Univar USA Inc	146	TONS	360.00	52,560.00

WHEREAS, the Borough Attorney has reviewed the bids and has determined that Univar USA Inc, Middletown, PA is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Supply and Delivery of Hydrated Lime, Dry Polymer and Chlorine for the Keansburg Water and Sewer Department:

Univar USA Inc, Middletown, PA

in the total amount of \$52,560.00; and

BE IT FURTHER RESOLVED that the award is subject to:

1. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with **Univar USA Inc, Middletown, PA**

after the review by the Borough Attorney and Chief Financial Officer's certification.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013
Meeting Minutes

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

RESOLUTION # 13-013B Award of Bid – Chemicals-Dry Polymer

WHEREAS, the Borough of Keansburg advertised and received bids for Supply and Delivery of Hydrated Lime, Dry Polymer and Chlorine for the Keansburg Water and Sewer Department on Wednesday, February 23, 2012; and

WHEREAS, three (3) bids was received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received for **DRY POLYMER**:

Bidder	Qty	Unit	Unit Price	Total Price
George S. Coyne Chemical Co	3.5	TONS	7,054.00	24,689.00
JCI Jones Chemicals Inc	3.5	TONS	NO BID	NO BID
Univar USA Inc	3.5	TONS	NO BID	NO BID

WHEREAS, the Borough Attorney has reviewed the bids and has determined that George S. Coyne Chemical Co., Croyden, PA is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Supply and Delivery of Hydrated Lime, Dry Polymer and Chlorine for the Keansburg Water and Sewer Department:

George S. Coyne Chemical Co., Croyden, PA

in the total amount of \$24,689.00; and

BE IT FURTHER RESOLVED that the award is subject to:

2. Certification of the availability of funds by the Borough Chief Financial Officer

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with **George S. Coyne Chemical Co., Croyden, PA** after the review by the Borough Attorney and Chief Financial Officer's certification.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

RESOLUTION # 13-013C Award of Bid – Chemicals-Chlorine Gas

WHEREAS, the Borough of Keansburg advertised and received bids for Supply and Delivery of Hydrated Lime, Dry Polymer and Chlorine for the Keansburg Water and Sewer Department on Wednesday, February 23, 2012; and

WHEREAS, three (3) bids was received and opened in public by the Borough Clerk; and

WHEREAS, the following bids were received for **Chlorine Gas**:

Bidder	Qty	Unit	Unit Price	Total Price
George S. Coyne Chemical Co	3.9	TONS	4,054.1333	15,811.12
JCI Jones Chemicals Inc	3.9	TONS	1,000.00	3,900.00
Univar USA Inc	3.9	TONS	4,180.00	16,302.00

WHEREAS, the Borough Attorney has reviewed the bids and has determined that JCI Jones Chemicals Inc, Warwick, NY is the lowest and responsible bidder for this Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that based upon the recommendation of the Borough Attorney that it does hereby award the bid for the Supply and Delivery of Hydrated Lime, Dry Polymer and Chlorine for the Keansburg Water and Sewer Department:

JCI Jones Chemicals Inc, Warwick, NY

in the total amount of \$3,900.00; and

BE IT FURTHER RESOLVED that the award is subject to:

- Certification of the availability of funds by the Borough Chief Financial Officer

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

Patrick DeBlasio

Patrick DeBlasio, Chief Financial Officer

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to execute the contract with **JCI Jones Chemicals Inc, Warwick, NY**

after the review by the Borough Attorney and Chief Financial Officer’s certification.

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

RESOLUTION # 13-014 Emergency Purchase (Water/Sewer **07.25.12**) SUPPLEMENT

SUPPLEMENTAL EMERGENCY PURCHASE RESOLUTION IN CONNECTION WITH RESOLUTION #12-156
DATE July 25, 2012 referring:

RESOLUTION – EMERGENCY PURCHASE – Garrison Enterprise Inc., 211 W. Elmer Road, Vineland, NJ 08360 – EMERGENCY REPAIR OF 16” Water Main Leak – LOCATED AT the intersection of Myrtle and Lincoln WITHIN THE BOROUGH OF KEANSBURG – NOT TO EXCEED \$22,500.00

RESOLUTION – EMERGENCY PURCHASE – JOMAC Construction, Inc., 165 Railroad Avenue, Belford, New Jersey 07718 – EMERGENCY REPAIR OF 16” Water Main Leak – LOCATED AT the intersection of Myrtle and Lincoln WITHIN THE BOROUGH OF KEANSBURG – NOT TO EXCEED \$29,655.74

Whereas, NJSA 40A:11-6 provides that a purchase, contract or agreement may be made, negotiated or awarded without public advertising for bids and bidding therefore, notwithstanding that the cost of contract price will exceed the amount set in the prevailing bidding threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of performance of services, provided:

A written requisition for the performance of such work or labor, or the furnishing of materials, supplies or services is filed with the contracting agent or his deputy in charge describing the nature of

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

the emergency, the time of its occurrence and the need for invoking this section, certified by the officer or director in charge of the department wherein the emergency occurred, or such other officer or employee as may be authorized to act in the place of said officer or director, and the contracting agent or his deputy in charge, being satisfied that the emergency exists, is hereby authorized to award a contract for said work or labor, materials, supplies or services; and

Whereas, an emergency situation meeting the criteria set forth above resulting from water main break to a the major transmission line to 2 million gallon storage tank, which could have lead to leaving no other water service the residents of Keansburg located at the intersection of Myrtle and Lincoln.

Whereas, an emergency purchase was made by the Water and Sewer Department for services from:

**JOMAC Construction, Inc., 165 Railroad Avenue, Belford, New Jersey 07718,
in the amount not to exceed \$29,655.74.**

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Keansburg, does hereby authorize the payment of

NOT TO EXCEED \$29,655.74 to JOMAC Construction, Inc., 165 Railroad Avenue, Belford, New Jersey 07718,
for the emergency purchase described herein in accordance with NJSA 40A:11-6

Mr. Cusick asked for a roll call vote:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013
Meeting Minutes

Executive Session:

Mr. Cusick asked for a roll call vote to convene Executive Session:

Roll Call

EXECUTIVE SESSION CONVENED: #10 – LAND USE REGULATION; FALLS WITHIN THE ATTORNEY-CLIENT PRIVILEGE AND CONFIDENTIALITY IS REQUIRED.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden		✓	✓			
Mr. Cocuzza	✓		✓			
Mr. Hoff			✓			

Mr. Cusick asked for a roll call vote to return from Executive Session:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa			✓			
Mr. Boden	✓		✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff			✓			

Councilman DePompa excused at 8:45pm

Communications:

The next Borough Council Meeting will be Wednesday, February 27th at 7pm

The deadline for FEMA Hurricane Sandy disaster relief applications has been extended to March 1st.

Council Discussion:

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

Mr. Mullan, Borough Engineer, explained that the Borough Council will be amending and supplementing local ordinances with the intent of easing the restrictions for rebuilding. If residential single family property owners stay in the “footprint” of their original dwelling every effort will be made to allow for issuance of construction permits for reconstruction.

Mayor Hoff announced there would be a Waackaack Creek Clean-Up on March 10th and the 7th Annual St. Patrick’s Day Parade will be on Sunday, March 24th.

Open to the Public:

Mr. Cusick asked for a roll call vote to open meeting to the public:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley		✓	✓			
Mr. DePompa					✓	
Mr. Boden	✓		✓			
Mr. Cocuzza			✓			
Mr. Hoff			✓			

Jon Swartz
Keansburg Historical Society

Inquired into the possibility of the Historical Museum relocating to the library.

The Borough Administration will meet with representatives of the Society to address their request and needs.

Mary Foley
36 Manning Place

Stated that the Soup Kitchen at St. Mark’s Church is not sponsored or sanctioned by any particular entity. The Borough should be in a position to monitor these social services.

Chief Pigott

Presented a brief report

Eileen Enright
24 Lawrence Ave

Inquired about the timeframe for people to clean up properties.

Mr. O’Hare stated he will follow up with specific addresses.

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

Asked about the status of the berm.

Mr. Mullan cited temporary repairs that should be reimbursable by FEMA. Stated that there is a push for the DEP/State/Army Corp of Engineers for replenishment.

Barnabas Jonias
20 Palmer Place

Inquired about condition of streets and street repair.

Palmer Place will be reconstructed this summer.

Inquired about reported break-ins in the area. The Chief addressed this concern.

Stated that the Boardwalk should to be upgraded by the Borough.

Councilman Foley stated that the Boardwalk is privately owned.

Diane Berg
21 Beaconlight Ave

Inquired who is authorized/responsible to condemn homes. Locally, the Construction Official has authorization.

There was a general discussion on the Office of Insurance Ombudsman.

Mr. Mullan explained the Burners without Boarders demolition program. Applications are on the town's website.

Jeanne Rich
60 Bayside Parkway

2 home on one lot

Tracee Truglia
18 Pineview Ave

Inquired about obtaining information from the Borough website.

Maureen Shannon
31 Pineview Ave

Inquired about foreclosed homes status. Banks should be accountable for condition.

Mr. Cusick asked for a roll call vote to close meeting to the public:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
January 30, 2013

Meeting Minutes

Mr. DePompa					✓	
Mr. Boden		✓	✓			
Mr. Cocuzza			✓			
Mr. Hoff	✓		✓			

Adjournment

Mr. Cusick asked for a roll call vote to adjourn meeting:

Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Foley			✓			
Mr. DePompa					✓	
Mr. Boden			✓			
Mr. Cocuzza		✓	✓			
Mr. Hoff	✓		✓			